

008.0

Map

0002

Block

0026.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 726,900 /

USE VALUE: 726,900 /

ASSESSed: 726,900 /

Total Card /

Total Parcel

726,900

726,900

726,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MARION RD, ARLINGTON

OWNERSHIP

Owner 1:	OSTERBUR DAVID L
Owner 2:	FECHTEL KIM
Owner 3:	
Street 1:	46 MARION ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Aluminum Exterior and 1252 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7289		Sq. Ft.	Site		0	80.	0.88	1									510,936						510,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7289.000	216,000		510,900	726,900
Total Card	0.167	216,000		510,900	726,900
Total Parcel	0.167	216,000		510,900	726,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	580.59	/Parcel:	580.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	216,000	0	7,289.	510,900	726,900		Year end	12/23/2021
2021	101	FV	208,900	0	7,289.	510,900	719,800		Year End Roll	12/10/2020
2020	101	FV	208,900	0	7,289.	510,900	719,800	719,800	Year End Roll	12/18/2019
2019	101	FV	188,600	0	7,289.	542,900	731,500	731,500	Year End Roll	1/3/2019
2018	101	FV	188,600	0	7,289.	396,000	584,600	584,600	Year End Roll	12/20/2017
2017	101	FV	188,600	0	7,289.	344,900	533,500	533,500	Year End Roll	1/3/2017
2016	101	FV	188,600	0	7,289.	293,800	482,400	482,400	Year End	1/4/2016
2015	101	FV	177,300	0	7,289.	287,400	464,700	464,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIGNETTI LEO	27712-310		9/26/1997		228,000	No	No		Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIGNETTI LEO	27712-310		9/26/1997		228,000	No	No		Y

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTIGNETTI LEO	27712-310		9/26/1997		228,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2016	1346	Shed	4,700	O				8X12 SHED

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Meas/Inspect	HS	Hanne S
5/18/2009	Meas/Inspect	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
3/22/2000	Missed Appt.	270	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	264	PATRIOT
10/1/1981		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

